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C I T Y O F L O M I T A

REVISED
HOUSING ELEMENT
OF THE GENERAL PLAN

MAY, 1985
REVISED SEPTEMBER, 1985

| | |
|---------------|---|
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I. INTRODUCTION

Purpose

A decent, safe place for every person to live in continues to be a national goal. Because it is basic to a satisfying quality of life, decent housing also is necessary in order to provide an atmosphere wherein family life and psychological well-being are fostered. For many people housing is also the single largest financial investment they will make. In a broader sense, adequate housing for all is related to the social and economic strength of the community at large and this is also a concern of government.

It is the purpose of the City of Lomita in preparing this Housing Element to address the housing needs of its citizens. Throughout the element, the City will also describe the opportunities that exist for the improvement of housing conditions in Lomita.

Authorization

In 1975, as part of the Housing and Home Finance Act, the California Legislature stated its interest in the maintenance of adequate housing stock by declaring housing "...of vital statewide importance to the health, safety and welfare of the residents of this state." (Health and Safety Code, Section 50001) This same act recognizes the important role local government is suited to play "...in meeting the housing needs of the state on a level of government which is as close as possible to the people it serves." (Housing and Safety Code, Section 50005).

The state, therefore, directs each city and county to prepare a housing element to its general plan. (Government Code, Section 65583). It is to be a document which:

1. Consists of "...Quantified objectives and scheduled programs for the preservation, improvement and development of housing ... and shall identify adequate sites for housing."
2. Makes "...adequate provision for the housing needs of all economic segments of the community." (Government Code, Section, 65580(d)).

In doing this, the element focuses on two components:

1. The evaluation of housing needs of all economic segments of Lomita's population.
2. The development of a housing program which makes adequate provision for meeting those needs.

In light of the effect that local government policies and programs have on those living outside a city's boundaries, this element also recognizes and addresses an areawide responsibility. This element considers future actions within the context of expressed citizen goals and in terms of the special characteristics of the city itself.

Profile of the City

The City of Lomita was incorporated in 1964, although it had achieved an identity as an individual community early in the century. It is a contract city with many services provided by the County of Los Angeles. One of the first actions taken by the City Council was the adoption of the Lomita General Plan in 1966. The present zoning and subdivision ordinances were adopted in 1970 and 1971, respectively.

Although Lomita is one of the smaller cities in the county and one which retains much of its original rural character, it is densely populated. The city is pleasantly situated at the base of the Palos Verdes Hills and is divided into three basic parts. The portion of the city south of Pacific Coast Highway ("Lomita Pines") is of rolling topography and enhanced by many mature trees. This hill section also contains a World War II vintage public housing project (Harbor Hills). The central section, bounded by Pacific Coast Highway on the south, Lomita Boulevard on the north, and the city boundaries east and west, is flat and contains much of Lomita's mixed land uses and large lots. North of Lomita Boulevard, the city is primarily residential.

Data Sources

The 1980 Census is the primary data source used in this element. Whenever possible, the latest data available from several sources has been used.

II THE HOUSING PROBLEM

The extent to which there is a housing problem depends on the relationship between supply (quantity and quality of housing units) and the demand arising from characteristics of the population. This relationship is one which manifests itself as a public concern when accessibility and affordability are not achievable by a significant number of people. The following data will identify the background and nature of the need for housing in Lomita.

Housing Demand

Population

The population of Lomita has remained stable since its peak

growth in the 1950's and 1960's. From 19,784 persons in 1970, it has declined slightly to 19,427 in 1984. Growth has leveled despite a 1978 annexation of .10 square miles with 682 residents. The annexed territory included a condominium development and a portion of Harbor Hills, a Los Angeles County Housing Authority project. This annexation, as well as most other recent growth, has taken place in the southern portion of the city.

FIGURE 1

POPULATION CHANGE

| <u>YEAR</u> | <u>TOTAL POPULATION</u> | <u>NO. CHANGE</u> | <u>% CHANGE</u> |
|-------------|-----------------------------|-------------------|-----------------|
| 1950 | 6,288 | | |
| 1960 | 14,983 | 8,695 | 138% |
| 1970 | 19,784 | 4,801 | 32% |
| 1980 | 18,807 | < 977> | <4.9%> |
| 1984 | 19,427 | 620 | 3.3% |
| 1989* | 19,718 | 291 | 1.5% |
| 2010* | 19,482 | < 236> | <1.2%> |

* = PROJECTED

Sources: U.S. Census of Population, 1950, 1960, 1970, 1980; Population Research Unit, California State Department of Finance; Southern California Association of Governments, 1984 Growth Forecast Policy.

From 1970 to 1984, Lomita's population declined by 1.8%, while a 10.5% rate of growth was experienced in Los Angeles County as a whole.

FIGURE 2

COMPARATIVE POPULATION GROWTH

| | <u>1970</u> | <u>1984</u> | <u>NO. CHANGE</u> | <u>% CHANGE</u> |
|-------------|-------------|-------------|-------------------|-----------------|
| L.A. County | 7,041,980 | 7,781,109 | 739,129 | 10.5 |
| Lomita | 19,784 | 19,427 | <357> | <1.8> |

Source: Los Angeles County Regional Planning Commission.

Without further annexation and given current family size patterns, it is estimated that Lomita's population growth will be no more than a 1.5% total increase between 1984 and 1989.

Ethnicity

According to 1980 census data, there are two ethnic minorities which constitute over 1% of the population. Persons of Spanish origin, 2,877, are 15.3% of the city's population. Lomita's percentage of Spanish origin population is smaller than that of the County (27.6%). People of Spanish origin are distributed throughout the city and constitute a considerably younger population. The median age of Lomita's Spanish origin population is 22.8 compared to the city median of 29.9 years according to 1980 census data. The Asian population in Lomita numbers 1,023 (5.4%), slightly less than Los Angeles County's Asian population of 6.0%.

Age

Housing size and cost show an important relationship to the age of a city's residents. Young families, young singles and the elderly seeking affordable units are served by Lomita's numerous older, smaller units. The median age of Lomita's residents in 1980 was almost identical to county residents in general.

FIGURE 3

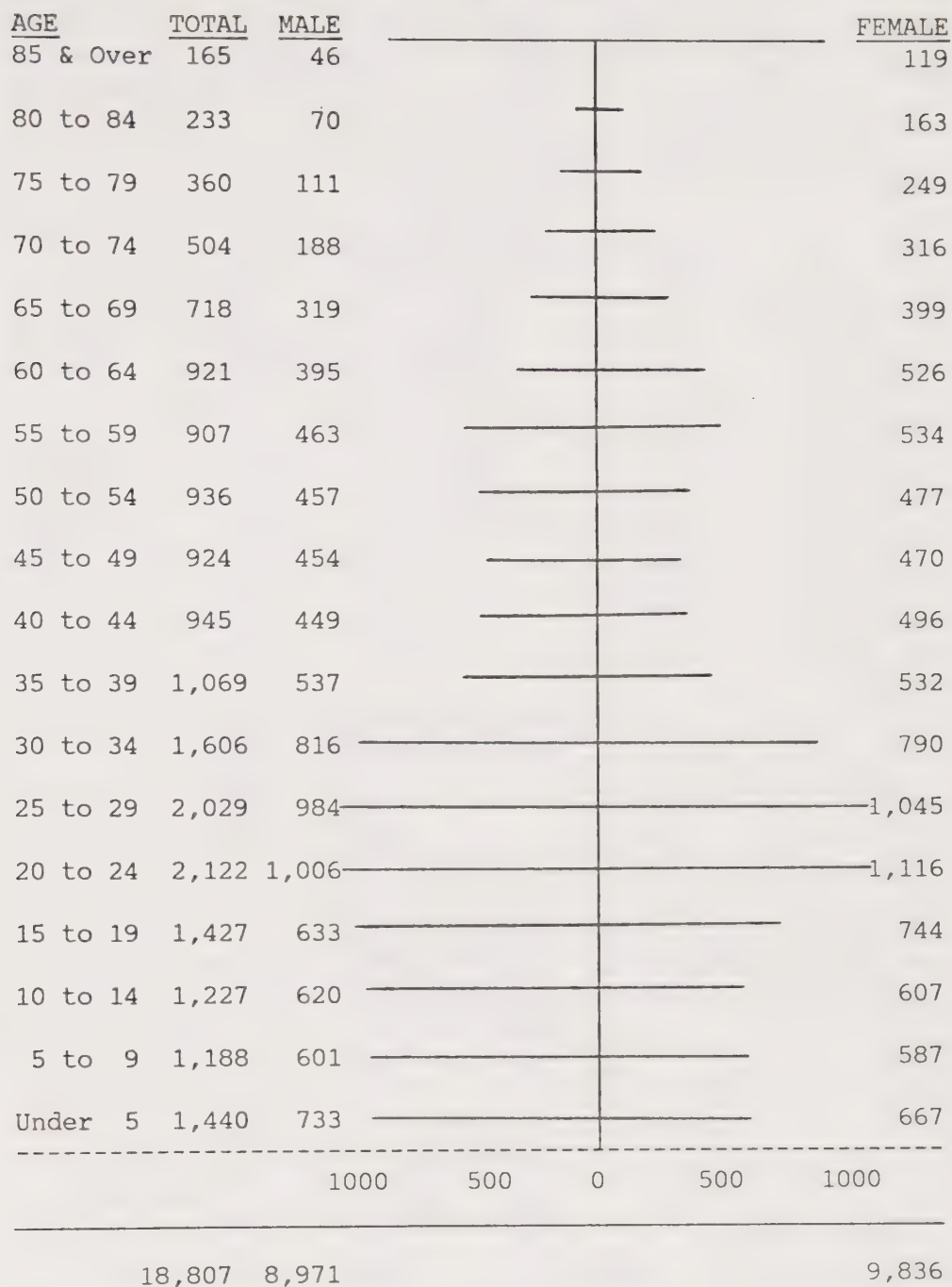
POPULATION BY AGE/SEX

| | <u>MEDIAN</u> <u>AGE (YRS)</u> | <u>MALE</u> | <u>FEMALE</u> | <u>TOTAL</u> <u>POPULATION</u> | <u>%</u> <u>#MALE</u> | <u>%</u> <u>#FEMALE</u> |
|-------------|-----------------------------------|-------------|---------------|-----------------------------------|---------------------------|----------------------------|
| Lomita | 29.9 | 29.1 | 31.0 | 18,807 | <u>47.7%</u> 8,971 | <u>52.3%</u> 9,836 |
| L.A. County | 29.8 | 28.8 | 30.9 | 7,477,503 | <u>48.8%</u> 3,648,361 | <u>51.2%</u> 3,829,142 |

Source: U.S. Census 1980, Southern California Association
of Governments Data Center. (SCAG)

Census data indicates that the most populous age groups are those from age 20 to 34. The following population pyramid shows the age distribution of Lomita residents.

FIGURE 4

POPULATION PYRAMID

Source: U.S. Census of Population, 1980.

Females make up 52% of Lomita's population, a proportion also similar to the county's. There are more women than men in every age group over the age 55 and between 15 and 29. Most notably, there are 512 more females over 65 years than males (734 males, 1,246 females). The elderly, like the persons of Spanish origin, are distributed somewhat evenly throughout the city.

FIGURE 5
POPULATION DISTRIBUTION

| Census Tract | Total Population | Total Spanish | Percent Spanish | Percent (1) Elderly |
|--------------|------------------|---------------|-----------------|---------------------|
| 6700.01 | 2,997 | 320 | 10.7 | 14.0% |
| 6700.02 | 3,704 | 724 | 19.5 | 7.4% |
| 6700.03 | 5,542 | 837 | 15.1 | 11.8% |
| 6701. | 6,426 | 993 | 15.5 | 9.5% |
| 6707.01 | 138 | 3 | 2.2 | 11.6% |
| | ----- | --- | ---- | ----- |
| | 18,807 | 2,877 | 15.3 | 10.5% |

Percent L.A. County Spanish = 27.6%

Percent L.A. County Elderly = 9.9%

(1) OVER 65 YEARS

Source: U.S. Census, 1980.

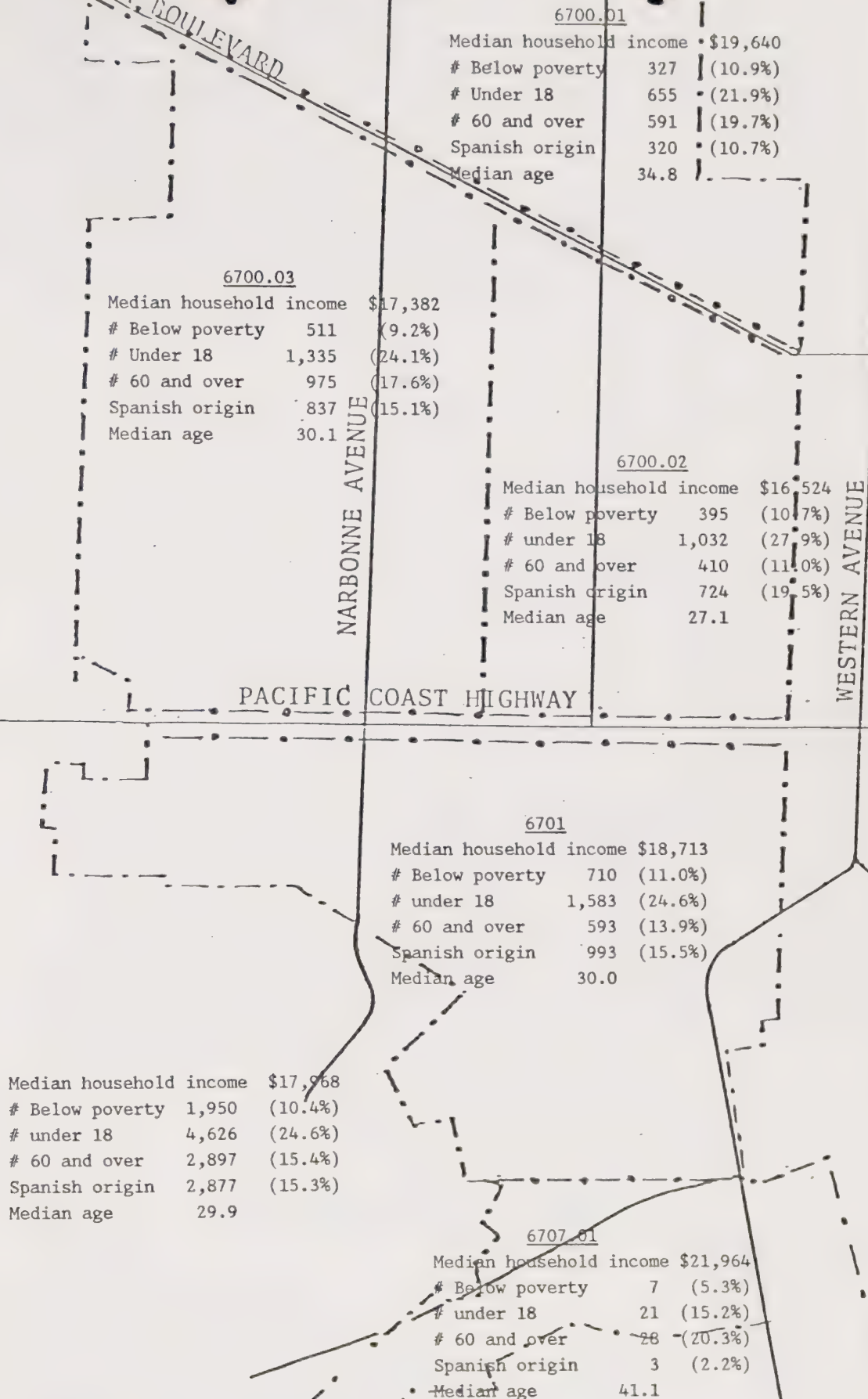
The median age of Lomita's residents decreased between 1960 and 1970 but it has increased since 1970. Those over 65 have increased in number while those under 18 have decreased. Moreover, the proportion of elderly continues to increase, and that of the young decrease.

FIGURE 6
TREND IN AGE

| | <u>1960</u> | | <u>1970</u> | | <u>1980</u> | |
|------------|-------------|----------|-------------|----------|-------------|----------|
| | <u>NO.</u> | <u>%</u> | <u>NO.</u> | <u>%</u> | <u>NO.</u> | <u>%</u> |
| Over 65 | 1,315 | 8.8% | 1,877 | 9.5% | 1,980 | 10.5% |
| Under 18 | 5,221 | 34.8% | 6,262 | 31.7% | 4,797 | 25.5% |
| MEDIAN AGE | 28.9 | | 27.9 | | 29.9 | |

Source: U.S. Census, 1960, 1970 and 1980.

FIGURE 7



LOMITA CENSUS TRACTS
INCOME/AGE/ETHNICITY - 1980

SOURCE: U.S. CENSUS, 1980

The increase in the number of elderly is of particular concern when related to the phenomenal increase in housing costs. The reliance of most elderly on fixed incomes makes finding affordable housing a serious problem for seniors in Lomita.

Income

Lomita household incomes vary widely; however, over 40% are above 120% of the 1980 county median household income of \$17,563. In 1980, Lomita median income was \$17,968. Spanish origin median household income was \$17,052.

(SEE FIGURE 7 - MAP)

FIGURE 8

CITY OF LOMITA HOUSEHOLD INCOMES

| <u>% of County Median</u> | <u>Number of Households</u> | <u>Number of Persons</u> | <u>Percent of Lomita Residents</u> |
|---------------------------|-----------------------------|--------------------------|------------------------------------|
| 0 - 50% (Low) | 1,868 | 4,514 | 24% |
| 50 - 80% (V. Low) | 1,460 | 3,385 | 18% |
| 80 - 120% (Mod.) | 1,319 | 3,197 | 17% |
| 120% + (Upper) | 3,229 | 7,711 | 41% |

Source: U.S. Census, 1980.

The data shows that 59% are of low and moderate income and 41% upper income, when using above or below 120% of the County median income as the criterion. In 1970, 53% of the City's residents were low and moderate income.

Employment

The total number of employed residents in 1980 was 9,743 (51.8%). The main types of employment were industrial and office occupations. In 1980, Lomita residents were primarily engaged in the following occupations:

FIGURE 9

CITY OF LOMITA TYPES OF EMPLOYMENT

| | <u>NUMBER</u> |
|-------------------------------------|---------------|
| Professional, Technical and Kindred | 2,436 |
| Clerical and Kindred | 2,032 |
| Operatives | 1,556 |
| Craftsmen, Foremen and Kindred | 1,483 |
| Service Workers | 1,050 |

SOURCE: U.S. Census, 1980.

The number of jobs within the City remained constant at 3,750 from 1980 to 1984. Employment in 2010 is projected at 4,838, a growth rate of 22.4%. This increase is concentrated in the southern part of the City, Census Tract 6701. Since there are no major sources of employment in Lomita, most workers are employed outside the jurisdiction. There are significant employment centers nearby, such as the industrial and commercial centers of Torrance, the harbor and the Carson-Compton area.

Household Size

New lifestyles and changing household formation patterns are swelling the demand for housing units at a rate faster than mere population growth. In 1970, there were 2.73 persons per household, slightly lower than Los Angeles County's 2.83. In 1980, persons per Lomita household had declined to 2.42 and the County's decreased to 2.69. Of the 7,876 Lomita households in 1980, 63.2% were families, 30.1% were one-person and 6.7% were non-family households consisting of two or more persons (including group quarters), 32% of the households had children, a decline from 42% in 1970.

FIGURE 10

| <u>TREND IN NUMBER OF HOUSEHOLDS</u> | | | | PROJECTED |
|---------------------------------------|-------------|-------------|-------------|-------------|
| <u>1960</u> | <u>1970</u> | <u>1980</u> | <u>1985</u> | <u>1988</u> |
| 5,036 | 7,178 | 7,876 | 7,925 | 7,959 |
| <u>TREND IN PERSONS PER HOUSEHOLD</u> | | | | |
| 2.96 | 2.73 | 2.42 | 2.40 | 2.34 |

SOURCES: U.S. Census, 1960, 1970 & 1980.

Southern California Association of Governments' Regional Housing Allocation Model, 1983 and California Department of Finance, 1985.

There are 728 families of five members or more in Lomita and 1,345 households of persons 65 or older.

The number of smaller households is a reflection of more single-person households, fewer children per family and more elderly persons (likely to be single or two-person households). It is also related to an increase in apartment dwellings which house smaller families.

Density

Although Lomita retains a rural flavor, it has become one of the most densely populated cities in Los Angeles County and in its surrounding area. Density has declined slightly because of land annexed in 1978 (.10 square mile).

FIGURE 11

1984 POPULATION DENSITY
LOMITA AND SURROUNDING CITIES

| CITY | TOTAL NUMBER OF PEOPLE | TOTAL NUMBER SQUARE MILES | DENSITY PER SQUARE MILE |
|---------------------|---------------------------|------------------------------|----------------------------|
| Lomita | 19,427 | 1.97 | 9,861 |
| Rancho Palos Verdes | 41,473 | 13.44 | 3,085 |
| Compton | 83,396 | 9.97 | 8,465 |
| Carson | 83,336 | 19.24 | 4,331 |
| Torrance | 127,512 | 19.94 | 6,395 |
| L.A. County | 7,781,109 | 4,083.21 | 1,906 |

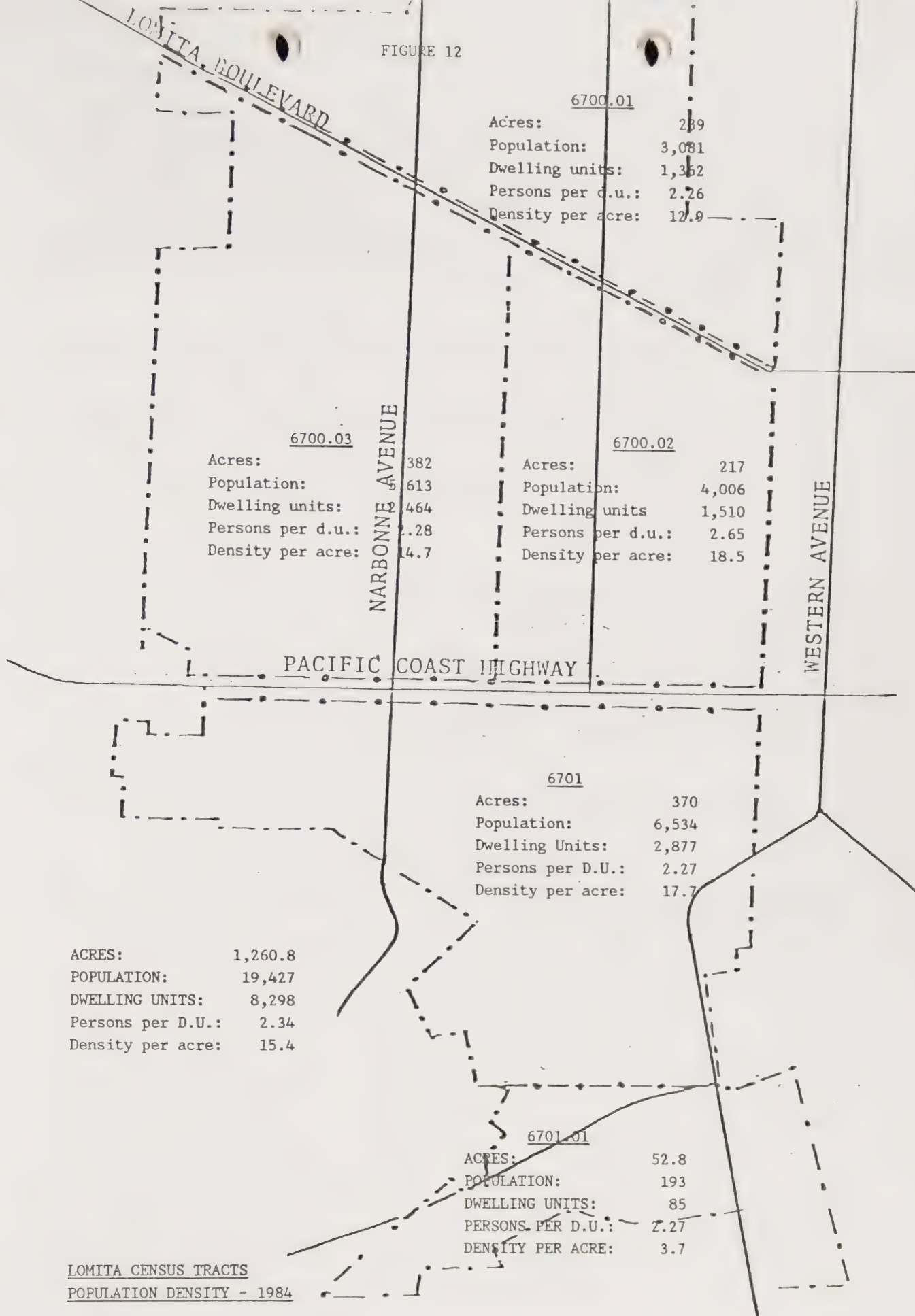
SOURCE: Los Angeles County Population Research Section, 1984.

Many predominantly single family neighborhoods were disrupted during the 1960's because they were zoned for multiple units and thus were vulnerable to apartment construction.

In compliance with the goals expressed in the 1966 General Plan and the 1972 Housing Element, and in response to public dissatisfaction with ever-increasing density, the City of Lomita undertook to bring the zoning of the City into conformity with the General Plan. It sought to gain control over density and mixed residential uses. From January, 1976 to November, 1978, 339 acres previously zoned for high density were rezoned to single family residential. A public opinion survey done in 1979 by Social Systems Research Center at California State University, Dominguez Hills, found that there was a continued prevalent sympathy against additional density for any development other than senior citizen housing. In early 1980, in keeping with desires of its residents, the City Council passed an ordinance that made development of exclusively senior citizen and disabled low income housing easier. The 78 unit Lomita Manor, scheduled for completion in summer, 1985, will provide affordable housing for Lomita's elderly and handicapped residents.

(SEE FIGURE 12 - MAP)

FIGURE 12



SOURCE: Southern California Association of Governments

Housing Supply

Lomita has traditionally been a city of single-family homes, and despite the abundance of apartment construction in the 1970's, single family units still prevail. In 1980, there were the following housing units by type:

| | |
|--|--------------|
| Single Family Units and Duplexes | 4,758 |
| Mobile Homes, Trailers and Migratory Units | 656 |
| Multiple Units | <u>2,723</u> |
| | 8,137 |

SOURCE: Los Angeles County Regional Planning Commission,
Population Research Section, 1980

A 1985 update by the California Department of Finance indicates that there are now 8,287 total housing units in the city. At present, there are 17 mobile home parks (23 in 1970) with 639 spaces (707 in 1970). There is a zero percent (0%) vacancy rate. They occupy about 30 acres in both residential and commercial zones.

Building Activity

Since 1970, 940 units have been added to Lomita's housing stock. Between 1970 and 1980, apartment construction was generally the dominant activity. In the late 1970's however, condominium construction gained momentum and other single family dwelling construction consisted mainly of large units. The trend has continued in the 1980's, with single family dwellings becoming dominant. The only recent large multi-unit housing constructed in the city is a 78 unit senior citizen complex.

FIGURE 13

BUILDING PERMIT ACTIVITY 1970-1984

| <u>SFD = SINGLE FAMILY DWELLING</u> | | | | <u>MFD = MULTIPLE FAMILY DWELLING</u> | | | |
|-------------------------------------|------------------|-------------|-------------|---------------------------------------|-------------|-------------|----------------------------------|
| <u>TYPE</u> | <u>1970-1979</u> | <u>1980</u> | <u>1981</u> | <u>1982</u> | <u>1983</u> | <u>1984</u> | <u>TOTAL</u> 1970-84 80-84 |
| TRACT, SFD (INCLUDING CONDOS) | 187 | 4 | 27 | 5 | 4 | 6 | 233 (46) |
| NON-TRACT SFD | 136 | 14 | 11 | 4 | 15 | 10 | 190 (54) |
| DUPLEX | 32 | 0 | 0 | 0 | 0 | 0 | 32 (0) |
| MFD 3-4 | 55 | 0 | 0 | 0 | 0 | 8 | 63 (8) |
| MFD 5+ | <u>641</u> | 0 | 0 | 0 | 0 | 78 | 719 (78) |
| DEMOLITION | <u>239</u> | 7 | 9 | 15 | 8 | 19 | 297 (58) |
| TOTAL ADDED UNITS | 812 | 11 | 29 | -6 | 11 | 83 | 940(128) |

SOURCE: Los Angeles County, Department of County Engineer, Building
and Safety Division, Statistical Section.

Overcrowding

Overcrowding conditions are related to both the physical and mental health of all affected residents and of children in particular. A living unit is considered overcrowded when there is more than an average of one person per room. There has been a decline in overcrowded units in Lomita as household size has declined. From 1960 to 1980, the percent declined from 11.6 to 6.1 (6.8 in 1970). In 1980, there were 473 units in Lomita which were overcrowded.

FIGURE 14

OVERCROWDED UNITS- PERCENT OF TOTAL
(1.01+ PERSONS PER ROOM)

| | <u>1970</u> | <u>1980</u> |
|---------------------|-------------|-------------|
| Lomita | 6.8% | 6.1% |
| L.A. County | 8.5% | 11.1% |
| State of California | 7.7% | 7.4% |

SOURCE: U.S. Census, 1970 and 1980.

The following figure shows the extent of overcrowding in Lomita compared to surrounding cities and cities with a housing supply of a similar size.

FIGURE 15

RATE OF OVERCROWDING IN LOMITA AND OTHER CITIES

| <u>CITY</u> | <u>OCCUPIED UNITS</u> | <u>OVERCROWDED %</u> |
|---------------------|-----------------------|----------------------|
| Lomita | 7,733 | 6.1 |
| El Segundo | 5,985 | 3.1 |
| Gardena | 15,914 | 5.8 |
| Lawndale | 8,134 | 14.1 |
| Rancho Palos Verdes | 11,925 | 1.3 |
| Redondo Beach | 24,637 | 3.7 |
| Torrance | 49,613 | 3.6 |

SOURCE: U.S. Census, 1980.

The data indicates that the extent of overcrowding, while less severe in Lomita than in the extreme case above, still constitutes a relatively serious concern. To the extent that newer, more spacious homes replace the older, smaller units, we can expect overcrowding to continue to decline.

Vacancy rates are among the important factors in housing costs because they indicate the relationship between supply and demand. Healthy vacancy rates, ones which allow mobility and accessibility to a variety of housing units, are considered to be 2% for ownership units and 5% for rentals.

The large rate of apartment construction in the 1960's and 1970's meant a significant increase in the number of rental units. In addition, as many of Lomita's housing units grew older and decreased in value it appears that some "filtered down" from owner occupied to renter occupied units. This further changed the ratio of owner occupants to renters. However, the more recent area-wide trend of converting rental units to condominiums has the potential of reducing the number of rental units available in Lomita. In fact, between 1978 and 1983, renter-occupancy declined from 61% to 56%.

FIGURE 16

HOUSING UNIT AVAILABILITY - 1983

| | <u>TOTAL</u> | <u>%</u> | <u>OCCUPIED</u> | <u>VACANT</u> | <u>VACANCY RATE</u> |
|-------|--------------|----------|-----------------|---------------|---------------------|
| OWN | 3,553 | 44% | 3,502 | 51 | 1.44 |
| RENT | <u>4,555</u> | 56% | <u>4,328</u> | <u>227</u> | <u>4.98</u> |
| TOTAL | 8,108 | | 7,830 | 278 | 3.43 |

SOURCE: Southern California Association of Governments,
Regional Housing Allocation Model, 1983

Housing Age

The seriousness of a housing problem can also be gauged partially by the age of the housing units. Aging may be detrimental to quality in varying degrees depending on the maintenance a house receives. However, even well-maintained houses are subject to building material deterioration and new tastes. Older units tend to be smaller or lacking in current amenities. They often may be on a slow road to obsolescence.

While there has been a trend in Lomita to add new units by the creation of smaller lots from larger parcels and through the replacement of older units, Lomita housing is still relatively old. Of the total units in 1985, 90% were built before 1975, 82% before 1970, 53% before 1960 and 28% before 1950.

FIGURE 17

HOUSING AGE AND OCCUPANCY - (1985)

| <u>CONSTRUCTED</u> | <u>YEAR-ROUND</u> | | <u>TOTAL</u> | |
|--------------------|-------------------|-------------|---------------|------------------|
| | <u>UNITS</u> | <u>%</u> | <u>OWNERS</u> | <u>- RENTERS</u> |
| 5/1980-12/84 | 168 | 2.0 | Not Available | |
| 1979-4/1980 | 171 | 2.1 | 87 | 33 |
| 1975-1978 | 474 | 5.7 | 267 | 169 |
| 1970-1974 | 688 | 8.3 | 252 | 389 |
| 1960-1969 | 2,375 | 28.7 | 883 | 1,404 |
| 1950-1959 | 2,074 | 25.0 | 954 | 1,061 |
| 1940-1949 | 1,267 | 15.3 | 454 | 760 |
| 1939-BEFORE | <u>1,070</u> | <u>12.9</u> | <u>548</u> | <u>472</u> |
| TOTAL UNITS | 8,287 | 100 | 3,445 | 4,288 |

SOURCE: U.S. Census, 1980 and California Department of Finance, 1985

Housing Condition

The physical condition of a community's stock of housing units is an influential factor in the quality of community and personal life. In August, 1983, a housing condition survey was conducted in the northern portion comprising approximately 25% of the city. The survey found that blight and deterioration existed in the area. The blighting influences were found to be typically the result of deferred maintenance. The city's rehabilitation programs are being used to leverage private investment to alleviate these problems of deferred maintenance.

FIGURE 18

*CONDITION OF HOUSING UNITS

| | | |
|---------------------------------|------------------|-------|
| Standard Available Units (1983) | TOTAL: | 8,137 |
| | OWNER OCCUPIED: | 3,445 |
| | RENTER OCCUPIED: | 4,228 |
| | VACANT OWNER: | 68 |
| | VACANT RENTER: | 329 |

| | |
|--|-----|
| <u>Substandard Units</u> | |
| (lacking plumbing facilities) | 104 |
| <u>Substandard Single Family Units</u> | |
| (Constructed prior to 1940, valued less than \$35,000) | 478 |
| <u>Substandard 2-4 unit Apartment Buildings</u> | |
| (Constructed prior to 1940 and monthly rental cost is less than \$150) | 286 |
| TOTAL ESTIMATED SUBSTANDARD UNITS | 868 |

*Based on estimates from 1980 Census data

SOURCE: U.S. Census, 1980. Definitions of "Substandard are from SCAG, 1985.

FIGURE 19

LOMITA BOULEVARD

6700.01

Occupied by:

Renter/Owner (1,230)

473/757

Overcrowded Units 52

Units Built:

1969 or earlier 1,155

1939 or earlier 143

6700.03

Occupied by:

Renter/Owner (2,342)

1,339/1,003

Overcrowded unit 125

Units Built:

1969 or earlier 2,191

1939 or earlier 479

6700.02

Occupied by:

Renter/Owner (1,363)

817/546

Overcrowded units 124

Units Built:

1969 or earlier 1,258

1939 or earlier 163

NARBONNE AVENUE

WESTERN AVENUE

PACIFIC COAST HIGHWAY

Occupied by:

Renter/Owner (7,733)

4,288/3,445

Overcrowded Units 473 (6.1%)

Units Built:

1969 or earlier 6,786

1939 or earlier 1,070

6701

Occupied by:

Renter/Owner (2,736)

1,645/1,091

Overcrowded Units 171

Units Built:

1969 or earlier 2,135

1939 or earlier 285

LOMITA CENSUS TRACTS

TENURE/CROWDING/AGE OF HOUSING

6701.01

Occupied by:

Renter/Owner (62)

14/48

Overcrowded Units 0

Units Built:

1969 or earlier 47

1939 or earlier 0

SOURCE: U.S. CENSUS, 1980

Land Suitable for Residential Development

Lomita currently covers 1.97 square miles or about 1,261 acres, almost entirely developed at maximum use. Although there has not been an extensive citywide parcel land use inventory for a few years, recent investigation reveals that there is very little land in Lomita which is used at less than the maximum density allowed in the zoning ordinance (so called "underdeveloped land"). Commercially zoned land is currently used as residential sites; thus, some residences may be lost to commercial uses in the future. The amount of industrially zoned land is very small and concentrated exclusively in two locations, they are on commercial streets and are thus not likely to be used for residential development. If the land zoned for multiple dwellings was fully developed the resultant increase would be 297 units.

FIGURE 20
VACANT AND UNDERDEVELOPED LAND

| <u>Zone</u> | <u>No. of Acres In Zone</u> | <u>Vacant Land</u> | | <u>Underdeveloped Land</u> | |
|----------------|---------------------------------|--------------------|---------------------------------|----------------------------|---------------------------------|
| | | <u>Acreage</u> | <u>Potential Max. Units</u> | <u>Acreage</u> | <u>Potential Max. Units</u> |
| A-1 | 102.5 | 3.5 | 30 | N/A | N/A |
| R-1 & R-1-P | 691.7 | 5.5 | 48 | N/A | N/A |
| RVD-1500 | 59.3 | 1.1 | 32 | 1.6 | 46 |
| RVD-2500 | 72.2 | 2.2 | 38 | 6.2 | 109 |
| RVD-5000 | 4.3 | --- | -- | --- | --- |
| RVD-6000 | 19.6 | --- | -- | 19.6 | 142 |
| C-G * | 207.7 | 10 | N/A | N/A | N/A |

* Includes 11.75 acres of M-C (Light Manufacturing) zoning.

SOURCE: City of Lomita, Office of Housing and Community Development.

A-1 = AGRICULTURAL-NON COMMERCIAL
R-1 = SINGLE FAMILY-RESIDENTIAL
R-1-P = SINGLE FAMILY-PARKING
RVD-1500 = RESIDENTIAL-VARIABLE DENSITY, ONE DWELLING UNIT FOR EACH
1500 SQUARE FEET OF LOT AREA
RVD-2500 = RESIDENTIAL-VARIABLE DENSITY, ONE DWELLING UNIT FOR EACH
2500 SQUARE FEET OF LOT AREA
RVD-5000 = RESIDENTIAL-VARIABLE DENSITY, ONE DWELLING UNIT FOR EACH
5000 SQUARE FEET OF LOT AREA
RVD-6000 = RESIDENTIAL-VARIABLE DENSITY, ONE DWELLING UNIT FOR EACH
6000 SQUARE FEET OF LOT AREA
C-G = COMMERCIAL-GENERAL
M-C = LIGHT MANUFACTURING-COMMERCIAL

Lomita's zoning is in compliance with its General Plan Land Use Element which has determined what is (and what is not) suitable for residential development. Current acreage in the single family residential zone is in accordance with the intent of decreased density and compatible residential neighborhoods expressed in the 1966 General Plan and subsequent 1972 and 1980 Housing Elements. In the 1972 Housing Element, 688 acres of single family residential zoning were proposed; today there are an estimated 692 acres.

Lomita contains no federal or state land which is currently surplus land, nor any school sites likely to become available in the foreseeable future. The United States Navy, however, currently controls 19.6 acres which is occupied by fuel storage tanks and is zoned multi-family residential (RVD-6000). It is quite possible that the Navy may abandon this use at some future date, opening it up for residential development. Through an examination of current County Assessor's data, it was possible to determine parcels of unimproved or minimally improved land within the city. They are scattered throughout the city; almost all are small, with only one over 2 acres. The numerical results are as follows:

| | |
|--|-----|
| PARCELS WITH \$0 ASSESSMENT FOR IMPROVEMENTS | 116 |
| PARCELS WITH \$1-\$1,000 ASSESSMENT FOR IMPROVEMENTS | 20 |

Almost any project of a moderate size would require assembling these parcels with more intensely developed parcels.

Housing Costs

One of the most critical constraints on securing housing for all people is that of cost. During a period of substantial growth, 1960 to 1980, Lomita housing values and rents grew more quickly than those in Los Angeles County in general.

FIGURE 21

CHANGE IN VALUES AND RENTS

| <u>MEDIAN HOUSING VALUES</u> | <u>1970</u> | <u>1980</u> | <u>CHANGE</u> |
|----------------------------------|-------------|-------------|---------------|
| Lomita | \$26,380 | \$106,700 | +304% |
| L.A. County | \$24,270 | \$ 88,000 | +262% |
| <u>MEDIAN RENTS</u> | | | |
| Lomita | \$125 | \$285 | +128% |
| L.A. County | \$110 | \$245 | +123% |

SOURCE: U.S. Census, 1970 and 1980.

FIGURE 22

1980 LOMITA HOUSING COSTS

| | |
|---------------------------|-------------|
| Median Housing Unit Value | \$106,700 |
| Median Mortgage Costs | \$ 481 |
| Median Gross Rent | \$ 320 |
| 1 bedroom | \$235 - 250 |
| 2 bedroom | \$275 - 300 |
| 3 bedroom | \$325 - 365 |
| 3 bedroom, 2 bath | \$340 - 405 |

SOURCE: U.S. Census, 1980. City of Lomita,
Office of Housing & Community Development.

Residential rents in Lomita continued to rise rapidly in the later 1970's and early 1980's, and the cost of building new housing units in Lomita has risen tremendously in recent years. This is in part a reflection of Lomita's desirable location and the cost of land, its almost complete absorption, and other factors related to inflation and demand for newer, larger units. The following cost breakdown for a new home was provided by a leading residential developer and confirmed as typical by a county building official in March, 1985. It represents the least cost single family housing that is being built, given the factors of the local market.

TYPICAL NEW HOME IN LOMITA:

2,000 SQUARE FEET

| | |
|---|---------------|
| Land (as cleared) 50 x 100 | \$81,000 |
| Off Site Improvements | 4,000 |
| Construction (\$42 sq. ft.) | 84,000 |
| Financing (13% interest/\$3.25 sq. ft.) | 6,500 |
| Marketing | 500 |
| Title, Escrow, Insurance, etc. (1%) | 1,760 |
| Profit/Sale (15%) | <u>26,400</u> |
| | \$204,160 |

Energy Conservation

The City of Lomita encourages private efforts toward residential energy conservation. Energy conservation measures (weather stripping, hot water heater blankets) are eligible Community Development Block Grant Rehabilitation Program activities. The city enforces the State Energy Code guidelines and wrote and distributes an energy conservation handbook for residents.

Constraints

Programs and other city activities to improve a community's housing situation depend on an assessment of the problems and the acknowledgement by the City that it has certain powers to provide solutions. However, despite the desire of the City of Lomita to promote the betterment of housing conditions and opportunities, there are limits or constraints on the city's options. Some constraints, such as features of the local housing markets, are beyond the city's control, while others are created by the city itself for compelling reasons such as the maintenance of standards and regulations for overall community benefit. The two factors of Lomita's low vacancy rates and its high housing costs indicate that current demand is outstripping supply for the community. Affordable new construction in Lomita is limited by the high construction and other costs and low availability of land. During the early 1980's, costs have continued to rise faster than incomes and most new construction involves a need to assemble land parcels within an already built-up city. The maintenance of existing housing stock is hindered by such factors as a common preference for new homes, an inadequate rehabilitation industry, absentee ownership and some lack of residents' skills, time or concern to devote to maintenance.

The City of Lomita is restricted in the effect it can have on housing costs through its limited jurisdictional authority and through its limited size and relative lack of influence on the regional housing market. As a small contract city in the midst of a highly urbanized and desirable sub-region of Los Angeles County, the market pressures are much greater than is the ability of Lomita city government to affect those pressures decisively. The city has, however, kept its restrictions on development, such as minimum lot size and dedication costs, limited in order not to exacerbate the housing problem.

Unusual and overly restrictive building codes and standards can be used by a city to influence the number and/or types of housing. Lomita has not adopted such restrictive measures. The Los Angeles County building code governs standards for construction in Lomita. The city's minimum single-family dwelling lot size is 5,000 square feet. The parking requirement is two spaces per unit for single-family or multiple-family dwellings.

The City of Lomita believes that its planning and building permit fees are not a constraint on the construction, maintenance or improvement of housing. The City recently increased its conditional use permit and zone variance fees to \$300.00 and its site plan fee to \$50.00. Even so, as indicated in Figure 23, Lomita's planning fees are among the lowest in the South Bay area of Los Angeles County.

Zoning, while it places limits on the amounts and locations of housing, is a universally accepted tool for protecting and enhancing citizens' lives. Other than the housing pattern created by zoning itself, there are two constraints included in the Lomita zoning ordinance. One is a building height limitation of 30 feet. This restriction is con-

sistent with the effort to contain density and retain the long-established character of the city. Any future senior citizen housing project would require and receive special consideration regarding this restriction, either in the form of a special waiver or zoning ordinance amendment.

A second limit on future housing is the designation of mobile home parks as a non-conforming use in all zones. However, a concerted effort on the part of the city to abate existing mobile home parks is not expected.

City required site improvement and community amenity costs of housing development in Lomita are primarily those of street dedication, curbs, gutters, sidewalks, paving and drainage -- those ordinarily associated with health and safety. Lomita has no property tax to affect housing costs.

Local infrastructure is adequate for fire and sanitation service at present and is adaptable to accommodate growth. Lomita is served by the Los Angeles County Fire Department, Consolidated Fire Protection District. The district reports that additional facilities may be required as density increases, but indicate that there is no difficulty in meeting needs. The city is also in the County Sanitation District. The trunk sewers serving Lomita, Torrance, Rolling Hills Estates, and Palos Verdes Estates jointly have approximately 3.0 million gallons per day capacity available - equivalent to 11,500 more dwelling units for the cities combined. Sewer services will be provided as needed, according to the district. Water supply has been Lomita's major infrastructure problem for many years. The city is served by the Los Angeles County Waterworks District. Lomita is currently cooperating with the county in a joint powers authority on a 17 year program to improve water service. Lomita has devoted \$272,000 of revenue sharing funds to enlarge water transmission mains, lines and fire hydrants. A further \$70,000 has also been committed. The program will be completed in 1989.

Another constraint is Article 34 of the state constitution which required a referendum on construction of government assisted housing complexes having substantial involvement of a state public body. The City of Lomita successfully put such a referendum on the ballot in 1980 to further its intent of providing senior citizen housing, but in April, 1984, Lomita residents voted down 30 units of low-income family housing.

Needs

It is projected that Lomita's growth will continue at a relatively slow rate, and the population will reach an estimated 19,718 persons in 1989. Average household size is

FIGURE 23

PLANNING CASE FEES FROM SURROUNDING SOUTH BAY CITIES

The typical building permit processing time for a single family home, (new construction) is three weeks. This time compares favorably to surrounding cities.

| CITY | SITE PLAN | CUP | ZONE VARIANCE | ZONE CHANGE | TENTATIVE SUBDIVISION |
|----------------------------------|-------------------------------------|---------------------|-------------------------|------------------|----------------------------------|
| Carson | \$ 500 | \$1,150 | \$ 630 | \$ 1,500 | \$1,050 |
| El Segundo | --- | \$ 235* \$ 375** | \$ 235* \$ 375** | \$ 500 \$ 500 | \$ 325 + \$25/lot over 4 lots |
| Gardena | \$ 500 | \$ 750 | \$ 750 | \$ 750 | \$ 750 |
| Hawthorne | --- | \$ 376 | \$ 376 | \$ 564 | \$ 430 + \$40/lot |
| Hermosa Beach | --- | \$ 320 | --- | \$ 450 | \$ 225 |
| Inglewood | \$ 35+ 10% of construction value | \$ 200 | \$ 150 | \$ 175 | --- |
| Manhattan Beach | --- | \$ 555 | \$ 555 | \$ 555 | \$ 890 |
| Palos Verdes Estates | --- | \$ 500 | \$ 200 | \$ 50 | \$ 50 + \$5/lot |
| Rancho Palos Verdes | \$ 43 | \$ 500 | \$ 300 | \$ 400 | \$2,000 |
| Redondo Beach | \$ --- | \$ 500 | \$ 200*** \$ 400**** | \$ 600 | \$ 600 |
| Rolling Hills | --- | \$1,000 | \$ 850 | \$ 2,500 | \$2,000 + \$2,500/lot |
| Rolling Hills Estates | \$ 530 (average) | \$ 600 | \$ 100* \$ 350** | \$ 600 | \$ 425 + \$25/lot |
| | | | + \$50/extra request | | |
| Torrance | \$ 450 | \$ 450 | \$ 525 | \$ 450 | \$ 450 + \$20/lot |
| L.A. County Regional Planning | \$ 125 | \$1,285 | \$1,285 | \$ 1,615 | \$2,510 + \$60/lot |

* = Residential (El Segundo, Rolling Hills Estates)

** = Other (El Segundo, Rolling Hills Estates)

*** = R-1 (Redondo Beach)

**** = Others (Redondo Beach)

FIGURE 23

| | | | | | |
|-------------------------|--------|--------|--------|--------|----------------------|
| AVERAGE OF FLAT FEES | \$ 312 | \$ 606 | \$ 496 | \$ 764 | \$ 902 |
| CURRENT LOMITA FEES | \$ 50 | \$ 300 | \$ 300 | \$ 300 | \$ 200 + \$25/lot |

projected to continue to decrease to 2.34 persons per household by 1988. These factors combined will result in an overall rise in the number of Lomita households needing housing units. This increased need will be particularly concentrated in the households having very low incomes (family of two, \$11,500) and moderate income (\$23,025 - \$36,000). While the incomes of Lomita citizens have been rising, and many more modern units have been built, there are still many lower-income and large family Lomita households who are either devoting a greater than desirable share of their incomes to housing (over 30%) or who are living in dwellings below minimum standards. Such households are considered to be "in need of assistance". The number of households spending disproportionate amounts of their incomes on housing has been swelled by demographic changes which have created more female-headed and elderly households.

Based on the 1983 Regional Housing Allocation Model the following numbers of Lomita household need affordable dwelling units:

| <u>INCOME</u> | <u>OWNERS</u> | <u>RENTERS</u> | <u>TOTAL</u> |
|---------------|---------------|----------------|--------------|
| Very Low* | 101 | 778 | 879 |
| Low** | <u>70</u> | <u>438</u> | <u>508</u> |
| TOTAL | 171 | 1,216 | 1,387 |

* VERY LOW INCOME 50% of the County median household income (currently less than \$11,500 annual income for a family of 2 or \$15,500 annual income for large families of 5 or more).

** LOW INCOME: 80% of the County median household income (currently less than a \$18,450 (family of 2) annual income or large families of 5 or more with less than a \$24,500 annual income).

The projected future need for new housing units in Lomita is given in the table below:

FIGURE 24

PROJECTED 1983-1989 HOUSING NEED
BY 1980 INCOME CATEGORIES

| <u>INCOME</u> | <u>UNITS</u> | <u>PERCENT</u> |
|-----------------------|--------------|----------------|
| Very low (0-50%) | 27 | 16.8% |
| Low (50-80%) | 38 | 23.7% |
| Moderate (80-120%) | 30 | 18.3% |
| Upper (over 120%) | <u>67</u> | <u>41.2%</u> |
| TOTAL | 162 | 100% |

SOURCE: SCAG, Regional Housing Allocation Model 1983. Extended Housing Needs Projection to July 1, 1989.

Figure 23 shows that the lowest income group will continue to require housing units. It also indicates that there will be a notable need for upper income housing units. In this Housing Element, the City of Lomita is addressing the additional low-income household needs in particular, since it is assumed that above-average income households will be primarily served through the private market. At present, no government projects or redevelopment activities are contemplated that would result in serious future need from a loss of housing or displacement of residents either by residential or commercial improvements.

Homeless Population

The serious problem of homeless people has become a national issue, and cities throughout the United States are investigating ways to alleviate this situation. Only preliminary estimates of the homeless population are available at this time. A Los Angeles County task force estimates that there are 25,000 to 50,000 homeless people in the county. Using the 50,000 figure, Lomita's share is 3 people.

Although no data is available, due to the South Bay area's desirable beach location and mild climate, it is believed to have a significant homeless population. However, no emergency shelter is proposed for the South Bay area. The City of Lomita, however is concerned about the homeless problem and does what it can by referring people to local agencies and the closest mission.

THE HOUSING PROGRAM

Goals

Considering the continued addition of 150,000 new households to California each year along with an aging housing supply, the state and its local communities are faced with a complex challenge. Therefore, the State of California has adopted the following goal to guide all housing activities in the state:

"The Legislature has found the subject of housing to be of vital statewide importance and declared the early attainment of a 'decent home and satisfying environment' for every Californian to be a priority of the highest order."
(Government Code 65580)

State Policy Objectives:

1. The provision of decent housing in a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.
2. The provision of housing selection by location, type, price and tenure.
3. The development of a balanced residential environment with access to employment opportunities, community facilities and adequate services.

Local Objectives*

1. Objective - To insure that the housing stock maintains the health and safety of the citizens of Lomita.
- A. Policy - Protect the quality of the sound housing stock and rehabilitate substandard dwelling units.
 - 1) Program - Provide loans for housing rehabilitation.
 - a. Implementation - Provide direct loans to lower income owner-occupants for emergency repairs of health, safety and building code violations only.
(July, 1986 - until funds exhausted)

* Although some programs clearly apply to more than one policy or objective, for the sake of brevity, such programs will be listed once.

Source of funding - Federal Housing and
Community Development Block Grant.

Agency - City Administrator's Office,
Housing and Community Development
Office.

Number of units - 5.

Amount - \$3,000 maximum per loan,
\$15,000 total.

- b. Implementation - Provide loans to owner-
occupants and rental property owners.
(Ongoing)

Source of funding - Federal Housing and
Community Development Block Grant.

Agency - City Administrator's Office,
Housing and Community Development
Office.

Number of units - 5
loans at \$5,000 per unit maximum
subsidy, \$4,000 average subsidy.

Amount - \$20,000 total subsidy amount.

- 2) Program - Provide rebates to residential property
owners who engage in housing rehabilitation.

- a. Implementation - City program of 30% or
50% rebates principally to low and moderate
income households, including rental units.
(Ongoing)

Source of funding - Federal Housing and
Community Development Block Grant.

Agency - City Administrator's Office,
Housing and Community Development
Office.

Number of units - Approximately 30 units
per year.

Amount - \$30,000 annually, an average of
\$1,000 per rebate.

- 3) Program - Provide home maintenance through a "Handyworker" program. (Ongoing, began September, 1980)

- a. Implementation - The City will provide tools and material costs up to \$200 per elderly or disabled applicant. Labor is free to applicants.

Source of funding - Federal Housing and Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

Number of units - estimated 75 to 100 per year.

Amount - \$25,000 annual total.

- 4) Program - Rehabilitate and Modernize the low income family Harbor Hills Project.

- a. Implementation - Cooperate with the Los Angeles County Housing Authority who will conduct the rehabilitation. (March, 1982 to completion)

Source of funding - U.S. Department of Housing and Urban Development through the Los Angeles County Housing Authority.

Agency - Los Angeles County Housing Authority.

Number of units - 301

Amount - \$912,000 for the overall project.

B. Policy - Correct blighted neighborhood conditions.

- 1) Program - Upgrade the quality of public facilities and services.

- a. Implementation - Street reconstruction, sidewalks, curbs and gutters. (Ongoing)

Source of funding - Federal Housing and Community Development Block Grant and State gas taxes.

Agency - City Administrator's Office, Housing and Community Development Office. Assistant City Administrator and Director of Public Works.

Amount - \$25,000 per year.

- b. Implementation - Capital improvements for Lomita's water system including water line replacements and maintenance yard site acquisition. (Begin July, 1987 - on-going thereafter)

Source of funding - Water billing fees, City's General Fund.

Agency - City Administrator's Office.

Amount - \$200,000 per year.

- C. Policy - Encourage neighborhood pride, stability and identity.

- 1) Program - Engage in neighborhood beautification activities.

- a. Implementation - Lomita Chamber of Commerce "Keep Lomita Beautiful" Campaign (once a year)

Amount of City Assistance - In-kind, rent-free office space and services.

- 2) Program - Offer below market interest rate loans to neighborhood businesses for major property improvements. (Program not currently funded)

Source of funding - Federal Housing and Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

Amount - \$100,000, minimum loan \$15,000.

- 3 Program - Offer property improvement sign rebates to neighborhood businesses. (Program not currently funded)

Source of funding - Federal Housing and Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

Amount - \$45,000

- D. Policy - Devote an appropriate amount of City resources to most effectively implement housing programs.

- 1) Program - Increase housing staff capability.
 - a. Implementation - To be determined.
(Ongoing, began March, 1986)

Source of funding - Federal Housing and
Community Development Block Grant.

Agency - City Administrator's Office,
Housing and Community Development Office.

Amount - To be determined.
- E. Policy - Preserve the low and medium density
residential character of the City. (Ongoing)
 - 1) Program - Zoning regulations which restrict
increased density.
 - a. Implementation - Enforce zoning ordinance.

Source of funding - City's General Fund.

Agency - City Planning Commission, City
Administrator's Office, Deputy Planning
Director and Lomita City Council.
 2. Objective - Meet the needs of socially and economically
heterogeneous population.
 - A. Policy - Encourage diversity of housing types,
sizes, locations and costs.
 - 1) Program - Continue cooperation with Los Angeles
County Housing Authority on its Section 8 exist-
ing Housing Assistance Payments Program, for low
income elderly and families. (Ongoing, began
in 1978)
 - a. Implementation - Provide staff time for
limited local coordination.

Source of funding - Federal Housing and
Community Development Block Grant Program.

Agency - City Administrator's Office,
Housing and Community Development Office.

Number of units - 23
 - 2) Program - Facilitate provision of low rent housing
for low income elderly and families.

- a. Implementation - Apply for Section 8 existing Housing Assistance Payments Program for low income elderly and families. (Ongoing, began January, 1985)

Source of funding - Federal Housing and Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

Number of units - 18 low income family, 16 elderly.

- b. Implementation - Investigate and possibly work with developers in applying for the State Rental Housing Construction Program, when available.

Source of funding - Federal Housing and Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

- c. Implementation - If the State Rental Housing Construction Program becomes available, work with low income housing developers on providing development and construction financing through Mortgage Revenue Bonds or other means.

Source of funding - Bonds or other means and Federal Housing and Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

3. Program - Facilitate development of a low-rent elderly housing complex.

- a. Implementation - Cooperate with other cities in the region to help fund and build a housing complex for the elderly. (Ongoing, began September, 1982)

Source of funding - Federal Housing and Community Development Block Grant.

Agencies - Cities of Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates and Lomita.

Amount - \$654,000

- b. Implementation - Allocate funds for off-site improvements, development planning and a loan for architectural services to facilitate the development of senior housing. (Began April, 1984, until complete)

Source of funding - Federal Housing and Community Development Block Grant Program.

Agency - City Administrator's Office,
Housing and Community Development Office.

Amount - \$140,000

- c. Implementation - Work with non profit organization to apply for Department of Housing and Urban Development Section 202 Construction funding with rental assistance. (Began February, 1984 - until complete)

- 3. Program - Facilitate development of affordable housing for middle income families.

- a. Implementation - Investigate ways to encourage developers of major housing developments to include a percentage of affordable units for middle income families. (October, 1986)

Source of funding - City General Fund.

Agency - City Administrator's Office,
Planning Office.

- B. Policy - Make efficient use of land; create land patterns which make affordable housing available.

- 1. Program - Obtain full and accurate data on the land and physical resources of the City.

- a. Implementation - Conduct a land use and physical facilities inventory.

Source of funding - Federal Housing and Community Development Block Grant.

Agency - City Administrator's Office,
Coordinator of Housing and Community Development.

2. Program - Land Use controls which separate conflicting land uses and housing types.

- a. Implementation - Strict enforcement of zoning ordinance. (Ongoing)

Source of funding - City General Fund.

Agency - City Planning Commission,
Lomita City Council, City Administrator's
Office, Planning Office.

- 3) Program - Review general plan and zoning ordinance for options to encourage and retain affordable housing.

- a. Implementation - Investigate how land use regulations could be changed to facilitate development of housing for all economic segments of the community, including low and middle income families and senior citizens.

Source of funding - Federal Housing and
Community Development Block Grant and/or City
General Fund.

Agency - City Planning Commission, Lomita
City Council, City Administrator's Office,
Planning Office, Housing and Community
Development Office.

- b. Implementation - Investigate possible changes to zoning ordinance which would encourage preservation and improvement of mobile home parks.

Source of funding - City General Fund.

Agency - City Planning Commission, Lomita
City Council, City Administrator's Office,
Planning Office.

- C. Policy - Encourage the use of flexible and innovative techniques of site and housing design within the framework of the zoning ordinance and building code.

- 1) Program - Study options for special efforts to encourage flexible and innovative techniques of site and housing design.

- a. Implementation - Initiate a review of new development regulation trends and techniques of site and housing design.

Source of funding - City General Fund.

Agency - City Planning Commission, Lomita City Council, City Administrator's Office, Planning Office.

- D. Policy - Promote open and free choice of housing for all.

- 1) Program - Provide fair housing services for Lomita renters and owners. (Ongoing)

- a. Implementation - Continue to cooperate with Los Angeles County who contracts with Metro-Harbor Fair Housing Council to provide housing discrimination and landlord-tenant dispute counselling for Lomita renters and owners.

Source of funding - Federal Housing and Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

- 2) Program - Provide housing location services for Lomita's disabled residents. (Funded on a year-to year basis)

- a. Implementation - Allocate funds to the Westside Center for Independent Living to provide housing assistance services to Lomita disabled residents.

Source of funding - Federal Housing and Community Development Block Grant.

Agency - City Administrator's Office, Housing and Community Development Office.

CONCLUSION

There will continue to be many who will desire to establish a home in Lomita in the future. The community's location near employment centers, its good climate and otherwise pleasant environment make it an attractive place to live. The supply of housing for those who may wish to live in the city will be affected by the diminishing land availability and other elements limiting supply and affordability. Trends in land and construction costs can mean fewer single-family dwellings will be affordable.

Lomita has fairly high density and much relatively older housing with associated factors of heavily travelled streets, noise, inadequate buffering, and older site planning which is inappropriate for today's conditions. Such problems can be precursors to deterioration. They call for efforts on the part of the City to provide leadership in guaranteeing that future development of housing will be less subject to the forces of blight which may appear.

Continued zoning and code enforcement practices, programs of rehabilitation and assistance to senior citizens and low-income families will go hand in hand with comprehensive improvement of facilities and services in order to enhance overall housing opportunities and quality. Both public and private improvements to housing and the neighborhood generate returns to the entire city.

The individual, the home and the community must be bound together by the common links of individual and community concern, commitment and investment. Good housing is both an end result of this concern and an impetus to increased commitment to the good quality of life that the people of Lomita seek.

APPENDIX

In order to assist policy makers in establishing goals for this element and future housing policy, information about the Housing Element's preparation and contents was discussed in public forum by the Lomita Planning Commission and City Council. The new Community Development Block Grant funded projects were discussed with the City's Community Development Advisory Board which is comprised primarily of low income and senior citizens.

The objectives, policies and programs in this document were formulated from these public meetings and incorporated with those previously cited in the 1966 General Plan, the 1972 Housing Element and the 1980 Housing Element.

This Housing Element will be revised every five years, pursuant to Housing Element guidelines, Government Code Section 65588. In addition, the progress toward reaching stated goals and the effectiveness of chosen programs will be monitored yearly by the Lomita Planning Commission or City Council.

REPORT

The first part of the report is devoted to a general survey of the situation in the country. It is followed by a detailed account of the work done during the year. The third part contains a list of the names of the persons who have been engaged in the work, and a list of the names of the persons who have been engaged in the work during the year.

The second part of the report is devoted to a detailed account of the work done during the year. It is followed by a list of the names of the persons who have been engaged in the work, and a list of the names of the persons who have been engaged in the work during the year.

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